

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11180 Leonard R. Viner, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- March 15, 1973

ORDERED:

That the application for permission to continue operation of a parking lot for a period of five years at 704-12 Lamont Street, N. W., Lots 61, 62, 906, 867, 869, Square 2892, be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-4 District which is defined by the Zoning Regulations as an area of row dwellings and conversions.

2. The property which is the subject of this application is presently being utilized as a parking lot; and it is applicant's request that he be permitted to continue said use.

3. On December 1, 1964, the Board of Zoning Adjustment granted an appeal by the applicant herein, to establish a parking lot at the above address. This application is submitted requesting extension of that use for a period of five (5) years.

4. The lot is supervised and policed by GSA (General Services Administration) Guards directly across the street, on a round the clock, seven day-a-week basis.

5. Testimony related by the applicant as of June 9, 1972, that he had no intention of building on this premise or to use it for any other purpose than as the use of a parking lot.

6. No opposition was voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Landscaping plans must be approved by the Department of Highways and Traffic.

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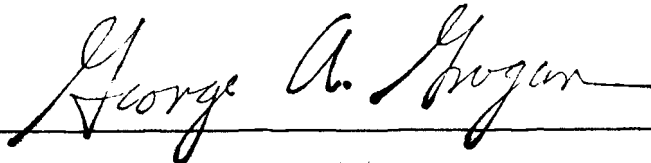
j. Use of this lot shall be restricted to private vehicles, no commercial vehicles or trucks.

A permit shall not be issued until all conditions of this Order are met and complied and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: _____

A handwritten signature in dark ink, reading "George A. Grogan", is written over a horizontal line.

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.